

43-46

BK 7127PG044

TRANSFER  
TAX  
PAID

DEED OF SALE BY PERSONAL REPRESENTATIVE (Testate)  
**035064**

KNOW ALL MEN BY THESE PRESENTS

THAT, Glenn A. Leavitt, of Waterville, Kennebec County and State of Maine, duly appointed and acting Personal Representative of the Estate of Shirley Ann Leavitt, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Kennebec and State of Maine (see Kennebec County Probate Court Docket No. 2002-268), and having given notice to each person succeeding to an interest in the real property described below at least (10) days prior to the sale, by the power conferred by law, and every other power, for consideration paid grants to Gary T. Adams, as Trustee of the Gary T. Adams Revocable Trust, of 950 Lassino Court, Punta Gorda, Florida,

A Certain lot or parcel of land, with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in said Waterville and being lot Numbered Twenty-Three (23) on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc. April 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

This conveyance is made upon the express conditions and subject to the following restrictions:

- (1) That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within Twenty-Five (25) Feet of Mathews Avenue or within Five (5) Feet of the west and east boundary lines;
- (2) That no residences for more than two families will be built thereon;
- (3) That no trade or business will be carried on thereon;
- (4) That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
- (5) That no separate garage shall be built thereon larger than Twenty(20) by Twenty (20) Feet Two (2) Car, and that the front of said garage shall not be nearer to Violette Avenue than Thirty-Five (35) Feet;
- (6) That no dwelling house costing less than Six Thousand Dollars (\$6,000) shall be built thereon.

Being the same premises conveyed to Richard A. Leavitt and Shirley A. Leavitt by deed dated November 13, 1958 and recorded in the Kennebec Registry of Deeds, Book 1135, Page 167.

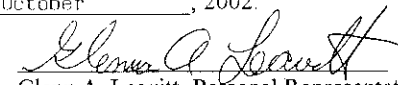
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The said Shirley Ann Leavitt having acquired her interest as the sole surviving joint tenant, the said Richard A. Leavitt having died on October 26, 1998. The said Shirley Leavitt died on April 6, 2002.

WITNESS my hand and seal this 25th day of October, 2002.

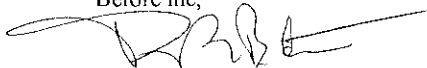
  
Glenn A. Leavitt, Personal Representative  
of the Estate of Shirley A. Leavitt

STATE OF MAINE  
KENNEBEC, ss

October 25, 2002

Personally appeared the above named Glenn A. Leavitt, in his said capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Estate of Shirley A. Leavitt.

Before me,



Notary Public

David R. Butler  
Attorney-at-law

docs/Porrier/estate of Shirley Leavitt/Deed of Sale 10-16-02

RECEIVED KENNEBEC SS.

2002 NOV -4 AM 9:00

ATTEST:   
REGISTER OF DEEDS